



# ONE PLACE TOWER | FOR LEASE

202 S CHEYENNE AVE, TULSA, OK 74103 | 340,000 SQ FEET AVAILABLE

**RICK GUILD**

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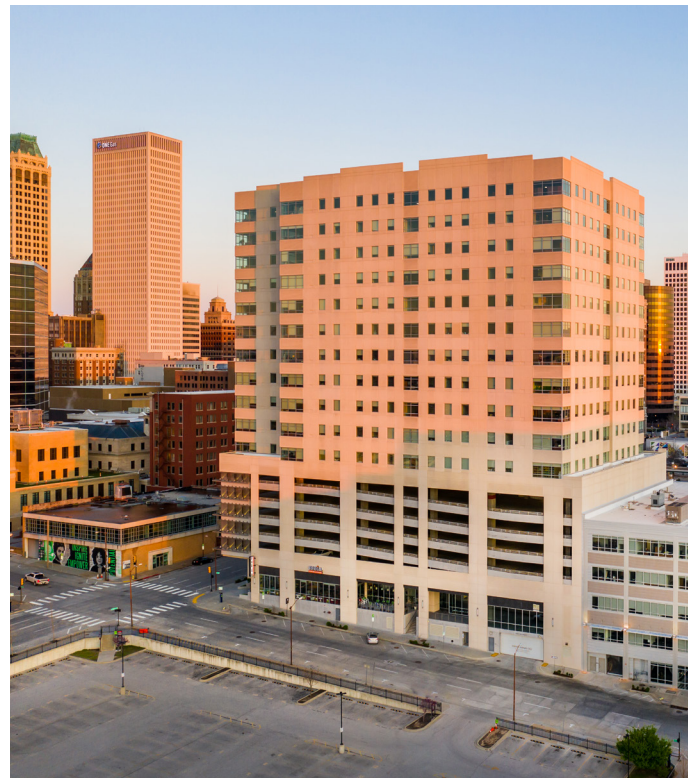
C: 918.645.3677

**NEWMARK**  
ROBINSON PARK













PROPERTY OVERVIEW

Five star office space available for immediate move-in. One Place Tower is the current home of Coterra Energy (formerly Cimarex Energy) and features incredible tenant improvements, garage parking, and amazing downtown views. Fresa Fusion Kitchen is located on the first floor with patio seating, with the adjacent Northwestern Mutual building offering additional dining options without leaving the building. One Place Tower is in a prime downtown location with walkability to the Performing Arts Center, downtown nightlife, and multiple hotels for the convenience of visitors. The Nationally acclaimed BOK Center is right across the street for after-work entertainment. The existing high-end furniture may also be included.

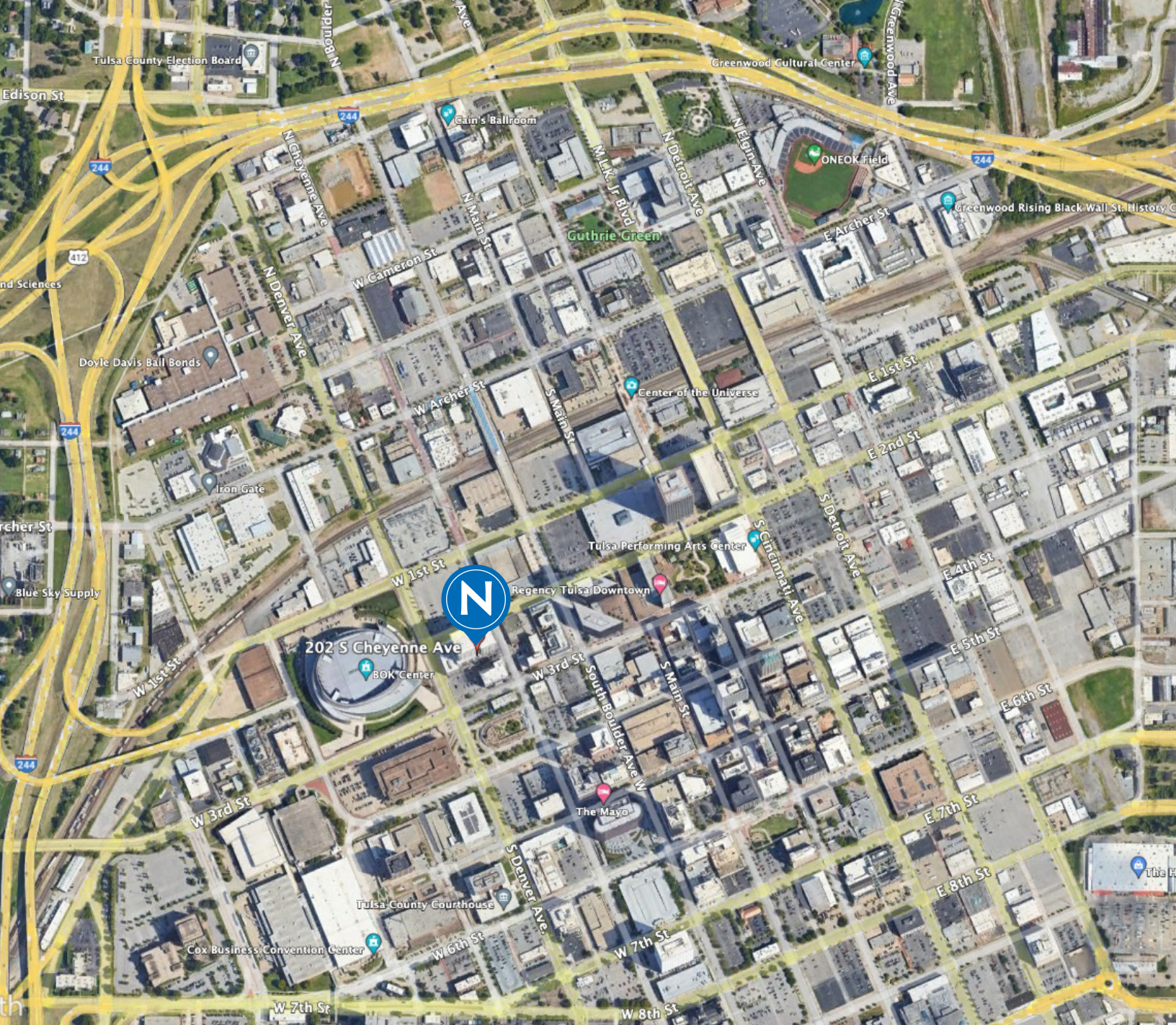
HIGHLIGHTS

|                                                         |                                                    |
|---------------------------------------------------------|----------------------------------------------------|
| Street & Plaza access                                   | Fresa Fusion kitchen with patio on-site for dining |
| Street parking available in addition to on-site parking | Excellent, financially strong ownership            |
| 24 hour access & security presence                      | Each floor has its own controlled security access  |
| Local management/property manager on site               | Very walkable/front door BOK Center access         |

DETAILS

|              |                                          |
|--------------|------------------------------------------|
| Price/SF     | \$25.00/SF FSG                           |
| Available SF | 5,034 - 340,000                          |
| Market       | CBD                                      |
| Class        | A                                        |
| Stories      | 18                                       |
| Parking      | 440 large spaces directly below building |





## CONVENIENCES

440 parking spaces on-site

1,152 evening & weekend spaces available

Additional street parking available 24/7

35,736 Daytime population (strongest in entire Tulsa MSA)

Convenient, controlled-access points for security & safety

## PROPERTY OVERVIEW



4 Star Office



Class A  
Building



4 Elevators  
for use



Central Business  
District



Walkable  
Location



Opportunity  
Zone



**10TH FLOOR**

Room numbers visible on the floor plan include: 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1027A, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1039A, 1039B, 1039C, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1057A, 1058, 1059, 1060, 1061, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085.

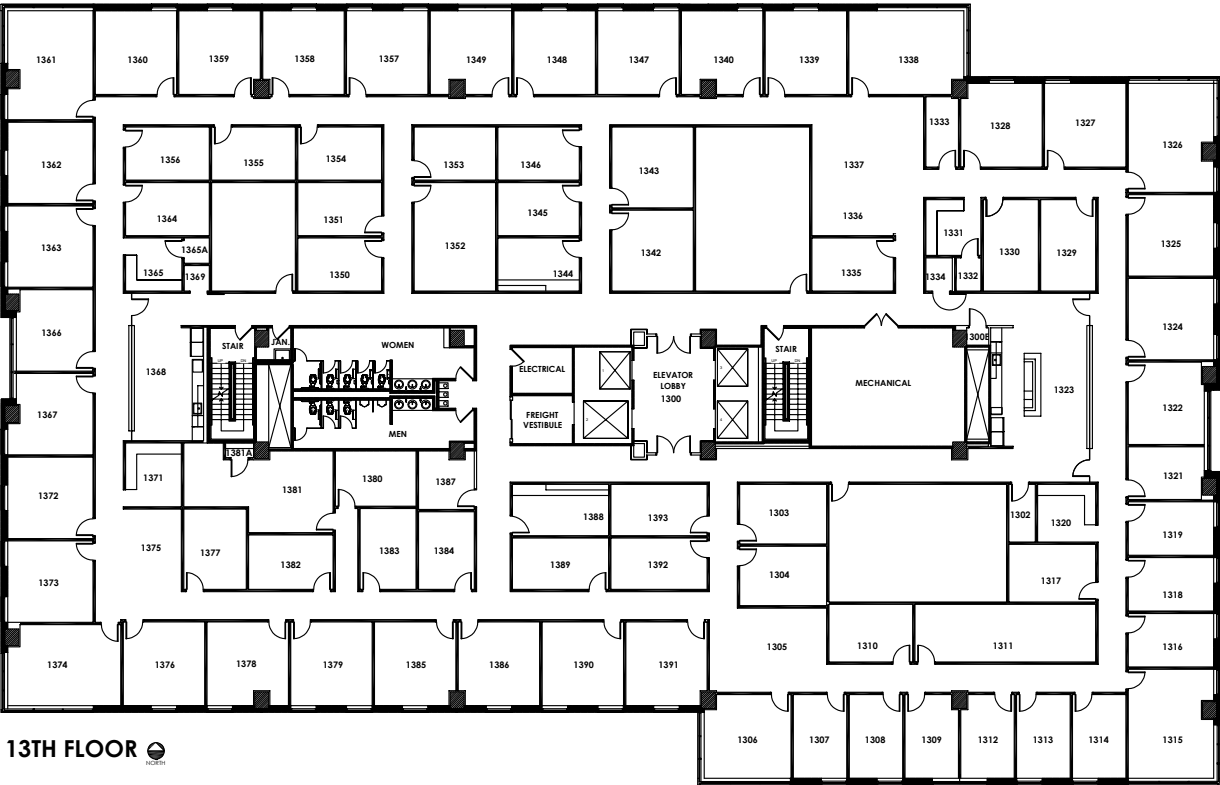
Other labels include: STAIR, STAIR, WOMEN, MEN, ELECTRICAL, FREIGHT VESTIBULE, ELEVATOR LOBBY 1000, MECHANICAL, 1000B, 1000C, 1000D, 1000E, 1000F, 1000G, 1000H, 1000I, 1000J, 1000K, 1000L, 1000M, 1000N, 1000O, 1000P, 1000Q, 1000R, 1000S, 1000T, 1000U, 1000V, 1000W, 1000X, 1000Y, 1000Z.

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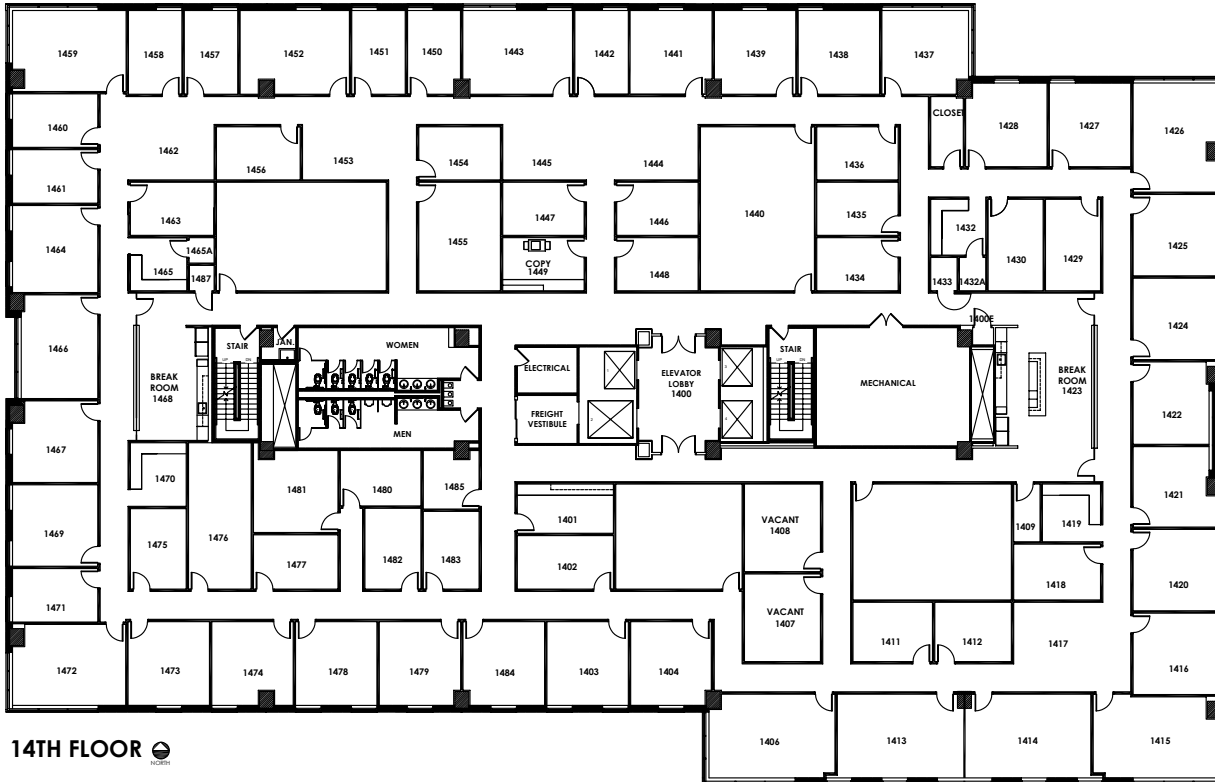
# 12th Floor: 28,053 SF



# 13th Floor: 28,053 SF



# 14th Floor: 28,053 SF



# 15th Floor: 28,053 SF

